

**CITY OF MONROE
PLANNING COMMISSION MINUTES
January 23, 2012**

The meeting of the Monroe Planning Commission was scheduled for January 23, 2012 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Loots called the meeting to order at 7:02 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Loots, Commissioners Dave Demarest, Wayne Rodland, Jeff Sherwood

Excused: Bill Kristiansen

Staff Present: Public Works Director Brad Feilberg and Secretary Kim Shaw

Chair Loots commented that the Elections are due to be completed, however, there was a consensus to wait to the next scheduled meeting since Commissioner Kristiansen was absent from the meeting.

CITIZEN COMMENT

None at this time.

APPROVAL OF MINUTES

PUBLIC HEARING

WORKSHOP

A. CPA 2012-01 - First Air Field

Public Works Director Feilberg summarized this item for the Commissioners. He subsequently informed the Commissioners that the applicants were available to answer questions and will be giving a presentation on this proposal.

Commissioner Demarest and Commissioner Sherwood stated for the record that they had both had conversations with a member of the audience but did not feel that any of the discussion was a conflict of interest.

Following this statement, Public Works Director Feilberg informed the Commissioners that he discussed the term "conflict of interest" with the City Attorney as it relates to Comprehensive Plan actions, rezones, and other types of actions and explained to them the result of that conversation.

Dan Reina
CE3 Services
1429 Ave. D #327
Snohomish WA 98290

Mr. Reina presented to the commissioners a rendering of the proposed buildings and expansion plans. He spoke of the amenities typically associated with an airport as well as the extension of the runway. He explained that they may propose a Boundary Line Adjustment (BLA) for the property owned by the City. The topic of the definition of multi-family dwellings was discussed. Mr. Reina explained that multi-family housing may be a part of the proposal and there was discussion of the definition of LOSA and multi-family housing. The topic of pervious concrete was also discussed.

Britt Heath
13252 147th St.
Bellevue WA 98205

Ms. Heath explained some of the environmental aspects of this proposal. There is a stream that runs through the property to a ditch, and at some point that stream does become fish bearing. In mitigation for the runway, they would hope to recreate what had existed in the past. There was discussion about bird migration in that area and the impacts this proposal may have on them.

Daryl Habich
13702 179th Ave SE
Monroe WA 98272

Mr. Habich owns portions of the property within the proposal location. He explained that the overlay shows the restrictive areas of the site. The primary goal is for safety and the ability for the planes to accelerate to lift-off speed. The proposal does not affect the approach or extension path. Mr. Habich also stated that bigger airplanes are not a part of this proposal. The impact of noise on the neighbors to the north is a big concern for all pilots, but aviation is tending to become quieter and the NASCAR race track at the Fairgrounds is the primary source for noise, not airplane traffic.

Commissioner Demarest asked Mr. Habich for clarification about charter flights and other larger planes. Mr. Habich explained that there will not be larger but the planes do have to fall within certain criteria to be labeled for charter flights.

Commissioner Sherwood questioned Mr. Habich about the proposed sale of a portion of the property. He wondered if the sale would make this proposal inactive if it were to sell. Mr. Habich explained that of course there is some uncertainty although during all of the discussions he has had with others, they would want to see this through the process being proposed.

Discussion continued between the applicants and Commissioners with regard to the future uses and ensuring that they are appropriate to the airport and this area.

Kevin Donovan
132 N 60th St.
Seattle WA

Mr. Donovan inquired if this proposal was just for a runway expansion, and would all of the comments be the same for that specific type of action. In response, there would more than likely still be a Comprehensive Plan Amendment required that would go through the same process.

B. RZ2011-01 - Roosevelt Road Rezone

Public Works Director Feilberg presented a list of options for the Commissioners to review when forming a recommendation to City Council on this proposal.

Discussion followed among the Commissioners and the consensus was that this be noted on the agenda for the joint Council and Commission meeting on February 7th. It was also noted that the primary decision of the overall options was for item #4 – “Recommend delaying the rezoning action until the Comprehensive Transportation Plan is updated “. Director Feilberg explained that at the joint meeting the Mayor will also be talking about other places to look at increasing density, which is what this rezone was intended to do.

C. ZCA 2011-02 Review of Monroe Zoning Code

Public Works Director Feilberg explained that the first discussion item of the zoning code review is the Airport Compatibility Noticing Requirements. Currently the ordinance that establishes the Airport Compatibility regulations required the city to mail a disclosure notice every five years to all property owners within the Airport Overlay Zone supplemented with a full copy of Chapter 18.60. The proposed revision is to eliminate the requirement to include the full copy of Chapter 18.60 with each notice so as not to incur significant costs for the city. As this is a land use action, this item will need to go to a public hearing, which is scheduled for the next regular meeting of February 13, 2012.

The second discussion item of the zoning code review is the side yard setbacks in Mixed Use districts. Director Feilberg explained that the West Main Street Corridor was recently rezoned to Mixed Use-Neighborhood Center (MUNC) and Mixed Use-Commercial (MUC). The proposed code amendment changes side yard setbacks in both districts from 10’ minimum to 5’ minimum for one story structures and 10’ minimum each side for structures with two or more stories. Per a revised setback matrix prepared by Manager Popelka, the changes were noted and revised for both districts to 5-10’ for side yard setbacks with the definition as noted on footnote #7.

DISCUSSION BY COMMISSIONERS AND STAFF

Commissioner Sherwood had some concerns about the possibility of a purchase and sale agreement being signed by someone who would have no interest in the FirstAir Comprehensive Plan Amendment proposal.

Commissioners inquired about the North Kelsey area. Director Feilberg explained that NexCor Group has provided a letter of intent for part of the available vacant property.

Director Feilberg was asked about the status of the EIS for the East Monroe Development proposal. He explained that it is being completed.

Director Feilberg commented on the joint Council and that the Mayor wants to present his vision for improvements to Zoning and the Comprehensive Plan docket.

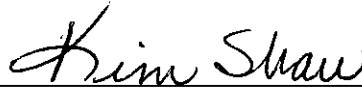
Planning & Permitting Manager Popelka will circulate a link to the City of Duvall's Comprehensive plan to review their vision as discussed previously by the Commissioners.

ADJOURNMENT

Commissioner Sherwood made a motion that the January 23, 2012 Planning Commission meeting be adjourned. Commissioner Demarest seconded the motion. By vote the motion carried unanimously 4/0. The meeting was adjourned at 9:25 p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary